

## **AMENDING OFFICIAL ZONING MAP**

**SOUTH SIDE OF ROBERSON COMER ROAD EAST OF PRESTBURY DRIVE AND  
NORTH OF THE TERMINUS OF TULIPTREE DRIVE**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF  
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RM-8 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southern right-of-way line of Roberson Comer Road, said point being the northwest corner of Tax Map 6-352, Block 703, Lot 9; thence S04°53'36"E 553.64 feet to a point; thence N80°02'45"E 144.23 feet to a point; thence N80°08'11"E 50.00 feet to a point; thence N81°43'01"E 135.34 feet to a point; thence N83°31'05"E 30.24 feet to a point; thence N09°02'39"W 50.50 feet to a point; thence N09°03'57"W 221.03 feet to a point; thence N09°58'50"W 208.66 feet to a point in the southern right-of-way line of Roberson Comer Road; thence crossing Roberson Comer Road N09°58'50"W 50 feet to a point in the northern right-of-way line; thence along said northern right-of-way line N86°11'06"W 324.31 feet to a point; thence crossing Roberson Comer Road S04°53'36"E 50 feet to the point and place of BEGINNING, as shown on "Rezoning Exhibit William D. Green and Leon Napper" prepared by Associated Surveying & Engineering, P.C., Job #05220.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-8 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Limited to townhomes or condominiums.
- 2) Maximum of 26 dwelling units.
- 3) Along the western, southern, and eastern boundary of the property the planting rate shall be 3 canopy trees per 100 linear feet and 5 understory trees per 100 linear feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on February 24, 2006.